### TENANTS BUY PARK AVENUE APARTMENT

Assume Joint Ownership of 12 Story Structure at 405 Park Avenue.

777 WEST END AVE. SOLD

Hudson - Overlook Changes Hands in Day Marked by Heavy Flat Selling.

In order to insure fiving quarters for Chemaelves the tenants of the fine spartment house at 405 Park avenue, northeast corner of Fifty-fourth street, have purchased the structure from

The house is one of the most attracmoders convanience. It is arranged in back the property his father had sold.

Suites of ten and twelve rooms and has an annual rent roll of \$122,000. It fronts 100 feet on Park avenue and place feet on Park avenue an

property sold yesterday has been owned by the estate of John L. Riker for several years and is opposite the property at 32 and 24 which was purchased re-cently by Oppenheim, Collins & Co. as a wite for an uptown store. The Brown, Wheelock Company and Royal Scott Golden were the brokers.

IN THE APARTMENT FIELD. Elgar & Feinberg, Inc., resold for the mer and Samuel Regnick 777 West End aremie, southwest corner of Ninety-eighth street, a tweive story apartment house, op plot 75x190, arranged in two eight and ten room suites on a floor. The property rents for about \$85,000. Frank Locker, attorney, acted for the buyers and H. B. Davis for the sellers.

The bound was creeted by Edgar A. The house was erected by Edgar A. Levy eight years ago and was sold to the present sellers three weeks ago through the same brokers.

Abraham Crosney and Joseph Freed-man seld to the S. J. L. Realty Company, Inc., represented by Jacob Liv-house on this block sold by the same ingston, the Hudson-Overlook, at the brokers for the estate within the past Ingston, the Hudson-Overlook, at the southeast corner of 180th street and Pinehurst avenue. It is a six story elevator apartment, 100x100, rented to thirty-six families. Messrs. Crosney and Freedman also sold to the Northend Holding Corporation two apartment houses. known as the Sunderland Court and the Norman Court, two six story elevator apartments at 522 to 530 West 135th street, each on plot 190x100, renting for \$60,000. J. Block & Co. were the brokers.

The Sava Realty Company bought from Marie Leschnik 105 Audubon ave-95, renting for \$22,000. Kantrowitz & Esberg, attorneys, represented the seller and buyer. Metaler & Volkenberg were

Joseph Shenk purchased from a client of Morrison & Schiff the Bellguard, a new twelve story fireproof apartment has been sold by the Coventry estate. house, 101x100, at the southeast corner of Broadway and Eighty-ninth street, containing thirty-four suites and five stores, renting for \$80,000; also from a cast corner of Broadway and 141st street, two six story apartment builducs. 120x100, containing stores and fiffive apartments, renting for \$46,000. Mr. Shenk sold to Philip Wattenberg 1394 to 1402 Clay avenue, three six story apartmentt buildings, 135x100, containing eighty sufter, renting for, \$30,000, through Max Rosenfeld; also to a Mr. Gerbino, through A. Walken-berg, the six story elevator building at the northeast corner of Haven avenue and 189th street, on a plot of five lots, renting for \$34,000, and through William H. Paker to the Jules Realty Company 503 to 507 West 132d street, two six story apartment houses, 75x 100, containing forty-eight apartments, renting for \$16,600.

I. Portman purchased through Peace & Elliman the six story spartment house, 108x130x irregular, at the north-sast corner of Fort Washington avenue and 161st street; also from Nicholas Seely, through the Nebring Company, 576 and 580 West 176th street, a five story flat, 75x88; also resold to the Harkin Bealty Company, represented

they have been located many years. The

BUYS 5TH AVENUE CORNER. Pease & Elliman sold for the Goldstein Leuin Realty Corporation, repre-sented by Schlesinger & Lazaroe, 1204sented by Schlesinger & Lazaroe, 1294-1210 Fifth avenue, northeast corner 101st street, four five story apartment buildings, on a plot 100x100, to Harold C. Mathews for investment.

The six story left building, with stores, 60x100, at the northeast corner of Lexington avenue and 125th street, has been resold by Byrne & Bowman for Thomas J. Bannon to Henry W. Gennerich. The property rents for \$30,000. Mr. Bannon acquired the property last month through the

ACQUIRES HARLEM CORNER.

ers from Charles Wynne and Louis PORTMAN DESERVES LOFT. Isaac Portman resold through the Associated Realty Company to the Whole Realty Company the seven story office building, 40x92, at 30 and 32 East Twentieth street.

BUYS BUILDING SOLD BY SON. The four story loft building at two

J. C. & M. G. Mayer and Millard

Water street has figured in two interschreeder, who only last week hought
the property from a syndicate of New
Tork and Massachusetts interests.

The four story loft building at two
interests and Taylor Jackson, Brophy & Nash, and
entire floor to J. Walter Bell; at 168
Centre st. loft to Casar First and
Samuel Siegel; at 155 Spring st. two
lofts to Max Brickman and Isidor Raplofts to Max Brickman and Isidor Rap The tenant buyers were represented in a number of years, sold it to the Broadthe deal by Walter C. Wyckoff, who has managed the property since it was been president. Following the sule, Mr. Cohen states, Edgar Pretzfeld, son place store and basement to the Carmilt sight years are Stodies & Mark built sight years ago. Stoddard & Mark of the former owner, who occupies the were attorneys for the sellers and Dorman & Dana for the buyers.

The data of the former owner, who occupies the place store and basement to the Carbon business, man & Dana for the buyers.

The data of the former owner, who occupies the beautiful Company; at 135 Hudson started to rent a building in the same entire building to Hernard Karp; stores structure with his tobacco business, tried to rent a building in the same neighborhood. After a fruitless search for rentable quarters he decided to buy back the property his father had sold.

SALE NEAR VANDERBILT HOME

An unknown buyer has acquired the fifty foot dwelling at 19 and 21 West Fifty-seventh street, on the north side of the street a few doors west of the Vanderbilt mansion which, it is said, is being sought by a syndicate of hotel owners as a site for a huge hotel. The property sold yesterday has been owned by the estate of follows. The corner was resold to by the estate of follows. The corner was resold to by the estate of follows. The corner was resold to by the estate of follows. The corner was resold to follows. The corner was resold to follows. In the follows. In the follows. The corner was resold to follows. In the f brokers. The corner was resold to Schwastz Bros. Mr. Kaufman also pur-chased through M. Rosenthal & Co. 120 West Twentieth street, a seven story loft and store, 25x100; also purchased through the same brokers from the Twenty-nine West Seventeenth Street Corporation a ten story store and loft.

Joseph P. Day made the announcement yesterday that the sixty-seven houses at Cedarhurst, L. I., advertised in the auc-Clements Realty Company to Isider Zim-mer and Samuel Resnick 777 West End drawn from the sale. This was decided

stores, renting for \$80,000; also from a sold for Mrs. Isaac McConilie her five story American basement residence, 18x cast corner of Broadway. client for occupancy.

OTHER SALES IN MANHATTAN. WEST 89TH ST .- Coughlan & Clisby sold for Mrs. A. G. McLochlin, a flw story American basement, private house at No. \$23, to Mary M. Fitzpatrick, to be altered into high class small apartments ready for occupancy within a few months.

WEST 24TH ST.—E. Sharum sold to 330 West Ninety-fifth Street Corporation at Nos. 149 to 155, a six story loft building, 83,4x98.9. Byrne & loft building, \$3.4x98.9. Bowman were the brokers. SECOND AVE .- Charles Wynne and

Louis H. Low sold to an investing client of William F. Sohns a four building at No. 2390.

The four story loft building at 165 and 58 Pine st offices to Aloys Mayer, water street has figured in two inter-

TRANSACTIONS RECORDED.

TRANSFERS. (With name and address of owner and atterney.) Downtown.

drawn from the sale. This was decided on at a meeting of the executors yesterday afternoon. All the balance of the property, including the Manhattan Broax and Queens parcels, will be sold at absolute auction on Tuesday, January 20, at the Exchange Salesroom, 14 Vesey 52, at the Exchange Salesroom, 15 Vesey 52, at the Exchange Salesroom, 15 Vesey 52, at the Exchange Salesroom, 16 Vesey 52, at the Exchange Salesroom, 16 Vesey 52, at the Exchange Salesroom, 17 Vesey 52, at the Exchange Salesroom, 17 Vesey 52, at the Exchange Salesroom, 18 Vesey 52, at the Exchange Salesroom, 18 Vesey 52, at the Exchange Salesroom, 19 Vesey 62, at the Exchange Salesroom, 19 Vesey 19 Sales (South of Fourteenth street.) the fironx and Queens parcels, will be sold at absolute auction on Tueeday, January 20, at the Exchange Saleeroom, 14 Vesey 20, at the Exchange Saleeroom, 15 Vesey 20, at the Exchange Saleeroom, 15 Vesey 20, at the Exchange Saleeroom, 16 Vesey 20, at the Exchange Saleeroom, 16 Vesey 20, at the Exchange Saleeroom, 16 Vesey 20, at the Sale Sale Seventy-flowing the Sale Sale Seventy-flowing the Sale Seventy-shirts at the days.

Phelps Stokes, Inc., sold to a client of Lord Day & Lord the four story dwelling at 15 Vesey 20, at 15 Vesey 20,

(East of Fifth averue, between Fourteenth and 116th streets.) 

client of William F. Sohns a four story building at No. 2300.

EAST 25TH ST.—Bastine & Co., Inc., sold for George N. Hayward the three story dwelling at No. 126 to Reyam Realty Company. represented by Eugene E. Sperry, attorney.

WEST 12TH ST.—Spear & Co. resold for the Burden Realty Corporation the four story loft building at Nos. 28 and 26, to William Breit.

EAST 91ST ST.—O'Reilly & Dahn sold to Dayton Building Company at No. 12, a six story clevator apartment house, 41.8x100.

EAST 95TH ST.—O'Reilly & Dahn sold for Adam Cchurer to George O'Donnell at No. 231, a five story tenement. 25x100.

EAST 13D ST.—I. S. Maxwell sold for the Pocomo Realty Company a five story tenement at No. 212, 25x100.

EAST 150TH ST.—Julius Bachrach bought from the Lawyers Mortgage Company the six story tenement at No. 311.

WEST 159TH ST.—Norman Denzer sold for the Hantón Realty Corporation to clients of Henry Goldstein a five story apartment at No. 710, 50x100.

Nas-

JACKSON AV, 715, w s. 18.4x75.1x18.4x 75.5—Eather Friedman to Jacob Kravitz, 1911 Wilkins av, mig 85.090, Jan 14: atty, Title Guar Co, 176 Bway; o c atty, Title Guar Co, 176 Bway; o c WALTON AV, 1956, c s. 20x100—Otto I 

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story brick apartment house, at No. 905, to a Mr. Manners.

RATHOATE AV.—Anion Leillien sold to the Prospect Button Company one mer of Button Company on Mer of Button Company

| Greenberg, 127 Delancey St. mig \$27,285, | San 16; atty, Henry Greenberg, 93 Nassau st. | San 16; atty, Henry Greenberg, 93 Nassau st. | San 16; atty, Henry Greenberg, 93 Nassau st. | PERRY AV, 2223, w s, w 100.11x s 15.1x c | 125, s 59.11 w 25 n 75 w 100 to Hway n 244 to beg — Mary J Cunningham to Harry Feinstein, 1995 Prospect cav, Jan 16; atty, John L Bernstein, 5 Beskman st. | S100 | San 16; atty, John L Bernstein, 5 Beskman st. | S100 | San 16; atty, John L Bernstein, 5 Beskman st. | S100 | S26TH ST, 85, 125 w Oneida av, 25100 | S26TH ST, 85, 125 w Oneida av, 25100 | S26TH ST, 85, 125 w Oneida av, 25100 | S26TH ST, 85, 125 w Oneida av, 25100 | S26TH ST, 85, 125 w Oneida av, 25100 | S26TH ST, 85, 125 w Oneida av, 25100 | S26TH ST, 85, 125 w Oneida av, 25100 | S26TH ST, 85, 125 w Oneida av, 25100 | S26TH ST, 85, 125 w Oneida av, 25100 | S26TH ST, 85, 125 w Oneida av, 25100 | S26TH ST, 85, 125 w Oneida av, 25100 | S26TH ST, 85, 125 w Oneida av, 25100 | S26TH ST, 85, 125 w Oneida av, 25100 | S26TH ST, 85, 125 w Oneida av, 25100 | S26TH ST, 85, 125 w Oneida av, 25100 | S26TH ST, 85, 125 w Oneida av, 25100 | S26TH ST, 85, 125 w Oneida av, 25100 | S26TH ST, 85, 125 w Oneida av, 25100 | S26TH ST, 85, 125 w Oneida av, 25100 | S26TH ST, 85, 125 w Oneida av, 25100 | S26TH ST, 85, 125 w Oneida av, 25100 | S26TH ST, 85, 125 w Oneida av, 25100 | S26TH ST, 85, 125 w Oneida av, 25100 | S26TH ST, 85, 125 w Oneida av, 25100 | S26TH ST, 85, 125 w Oneida av, 25100 | S26TH ST, 85, 125 w Oneida av, 25100 | S26TH ST, 85, 125 w Oneida av, 25100 | S26TH ST, 85, 125 w Oneida av, 25100 | S26TH ST, 85, 125 w Oneida av, 25100 | S26TH ST, 85, 125 w Oneida av, 25100 | S26TH ST, 85, 125 w Oneida av, 25100 | S26TH ST, 85, 125 w Oneida av, 25100 | S26TH ST, 85, 125 w Oneida av, 25100 | S26TH ST, 85, 125 w Oneida av, 25100 | S26TH ST, 85, 125 w Oneida av, 25100 | S26TH ST, 85, 125 w Oneida av, 25100 | S26TH ST, 85, 125 w Oneida av, 25100 | S26TH ST, 85, 125 w Oneida av, 25100 | S26TH ST, 85, 125 w Oneida av, 25100 | S26TH ST, 85, 125 w On

MORTGAGES. (With name and address of lender and Downtown.

Downtown.

(South of Fourteeath street.)

BROADWAY, 331-22, w s, 24.11 n Thormas st, 105.2x50.2x irreg, p m, Dec 12-231

Broadway Co to Harold Barciny, 53 E 56th st, ct al, due Aug I, 1925, 542%.

attys, Dixon & H, 32 Liberty st., \$130.080

127H ST, 252 W, n s, 18x6, p m, Jan 15-Eber I. Scripture to Earle Hutel Co, 103 Waverly pl, instals, 6%; atty, Geo W Olvany, 3 Rector st. 39.000

77H ST, 252 E, n s, 25x74.19, p m, Jan 13-70, 25 E, n s, 25x74.19, p m, Jan 13-70, 25 E, n s, 25x74.19, p m, Jan 13-70, 25 E, p m, 25x74.19, p m, Jan 13-70, 25 E, p m, 25x74.19, p m, Jan 13-70, 25 E, p m, 25x74.19, p m, Jan 15-70, 25 E, p m, 25x74.19, p m, Jan 15-70, 25 E, p m, Jan 15, 125, 1475; attys, W off & Kohn, 277 Elway

BLEECKER ST, 25x-109, s s, 72.4 w Mercer st, 129.3x6.1x irreg, p m, Jan 15-70, 25x1.25 & 125.3x6.1x irreg, p m, Jan 15-70, 25x1.25 & 125.3x6.1x irreg, p m, Jan 15-70, 25x1.25 & 15x1.25 & 15x2.3x6.1x irreg, p m, Jan 15-70, 25x1.25 & 15x2.3x6.1x irreg

(East of Fifth avenue, between Fourteenth and 110th streets.) at ST. 217 E. s. s. 13.4x102.2 Jan 15— Hermine Wahl to Mary Methics 31 Hermine Wahl to Mary Methics 31 Hushwick av. Bliyn, 8 yrs. 6%, pr mig 52,080; arty, Otto Beller, 1893 Ed

1 av . 13 E, n a, 21.5x85, p n, Jan 15-76 Mayer Kalpan to Gouverneur M Phelpa 20 155 E 78th st, et al, 3 yrs, 6 5, pr mtgle 340.000; attys, Geller & B, 21 Nassau Madison AV, 189-32, e. s. 49,4 m 34th st. 98.3x100x irreg. p. m. Jan 15—Commercial Impt Corpn to Fredric de P Foster, Tuxedo Park, N Y, and ano, exrs. 4 yrs. 5½%; atty. F de P Foster, 44 Wall st. 9321 N and 45 N and 45

Brown Street of the State of th

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172,92
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